



**DR-2017-001; VR-2017-007**

**Downtown Design Review; Variance  
2036 SE Washington St**

Planning Commission

Denny Egner, Planning Director

September 5, 2017

# Review Process

August 22<sup>nd</sup>: Planning Commission continued the public hearing to September 12<sup>th</sup>

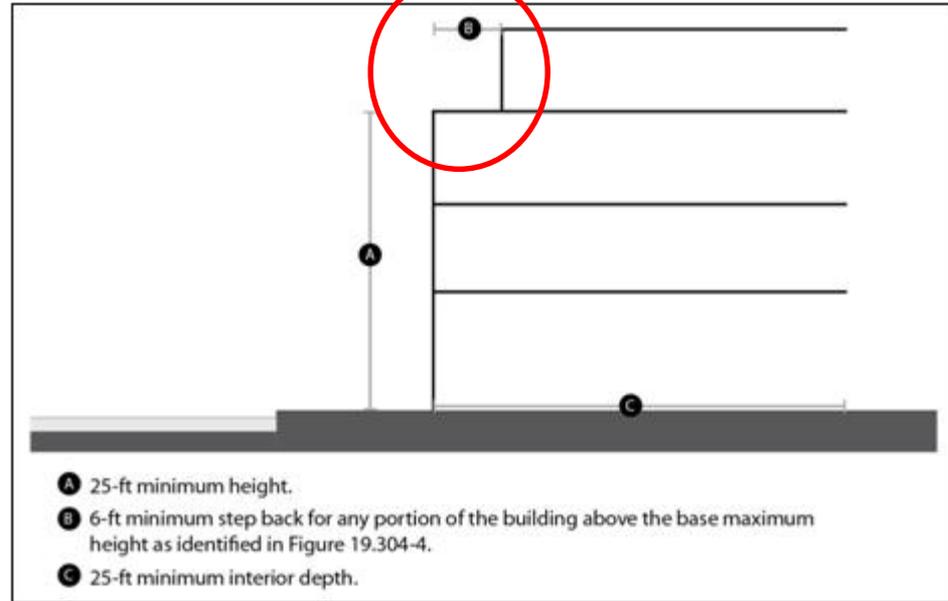
- Applicant submitted additional graphics
- Public given 7 days to provide written comment
- Commission to deliberate with the existing record – no additional testimony taken



# Key Question

- Is the requested variance to the 6-ft step back requirement reasonable?

Figure 19.304.5.B.2  
Building Height Standards



# Proposal



- 5-story mixed-use building
- 7,190-sf commercial; 110 res units



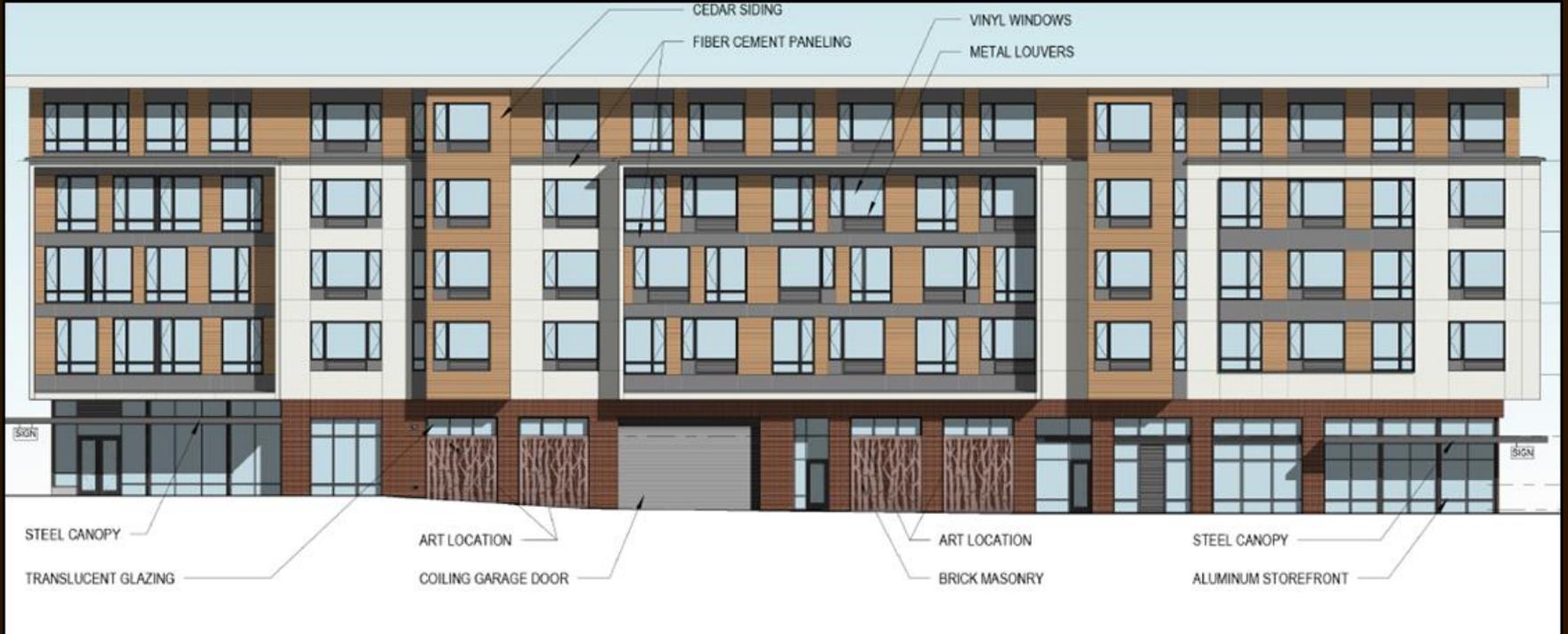
# Proposal



# New drawing



# New Drawing



# August 22<sup>nd</sup> Plan



New  
Shadow box



# New drawing



# Comments Received

- Comments regarding the new materials:
  - Jim Bernard
  - Nathaniel Taylor
  - Scott Churchill
- Comments – not related to the new materials:
  - Troy Reichlein
  - Kristi Reichlein
  - John Balzer and Barbara Eiswerth



# Decision-Making Options

- Approve the application subject to the recommended Findings and Conditions of Approval.
- Approve the application with modified Findings and Conditions of Approval. Such modifications need to be read into the record.
- Deny the application upon finding that it does not meet approval criteria.
- Continue the hearing



# Staff Recommendation

1. Approve the Downtown Design Review and variance applications for the proposed 5-story mixed-use building.
2. Adopt the recommended Findings and Conditions of Approval.



# Questions?

